073.0	0002	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	996,100	/	996,100
USE VALUE:	996,100	/	996,100
ASSESSED:	996,100	/	996,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRAHAM DANIEL B &
Owner 2:	CREMASCO VIVIANA
Owner 3:	
Street 1:	70 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NELSON LORI -
Owner 2:	-
Street 1:	70 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .301 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Vinyl Exterior and 2728 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13100.000	426,600	400	569,100	996,100
Total Card	0.301	426,600	400	569,100	996,100
Total Parcel	0.301	426,600	400	569,100	996,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.14 | /Parcel: 365.14

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	46195
GIS Ref	
GIS Ref	
Insp Date	10/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 073.0-0002-0002.0

!6143!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	426,600	400	13,100.	569,100	996,100		Year end	12/23/2021
2021	101	FV	414,000	400	13,100.	569,100	983,500		Year End Roll	12/10/2020
2020	101	FV	414,000	400	13,100.	569,100	983,500	983,500	Year End Roll	12/18/2019
2019	101	FV	312,300	400	13,100.	528,500	841,200	841,200	Year End Roll	1/3/2019
2018	101	FV	312,300	400	13,100.	528,500	841,200	841,200	Year End Roll	12/20/2017
2017	101	FV	312,300	400	13,100.	463,400	776,100	776,100	Year End Roll	1/3/2017
2016	101	FV	301,600	400	13,100.	422,800	724,800	724,800	Year End	1/4/2016
2015	101	FV	294,200	400	13,100.	374,000	668,600	668,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:23:38

LAST REV

Date	Time
01/23/19	15:11:22
apro	

PAT ACCT. 6143

USER DEFINED

Prior Id # 1:	46195
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NELSON LORI,	66507-227		12/10/2015		750,000	No	No		
ONEILL GERALD J	62595-190		9/6/2013	Estate/Div	675,000	No	No		
	11528-556		6/26/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/1/1992	419	Manual	5,000					SIDING AND WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	BS	Barbara S
12/30/2008	Meas/Inspect	294	PATRIOT
4/3/2000	Inspected	276	PATRIOT
11/3/1999	Mailer Sent		
10/13/1999	Measured	243	PATRIOT
7/29/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13100		Sq. Ft.	Site		0	70.	0.62	12									569,099						569,100	

Total AC/HA:	0.30073	Total SF/SM:	13100	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	569,099	Spl Credit		Total: 569,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12814212
Const Adj.:	1.01737344
Adj $ / SQ:	149.206
Other Features:	120557
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	524086
Depreciation:	97480
Depreciated Total:	426606

COMMENTS

OF=TOILET AND SHOWER IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths: 2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

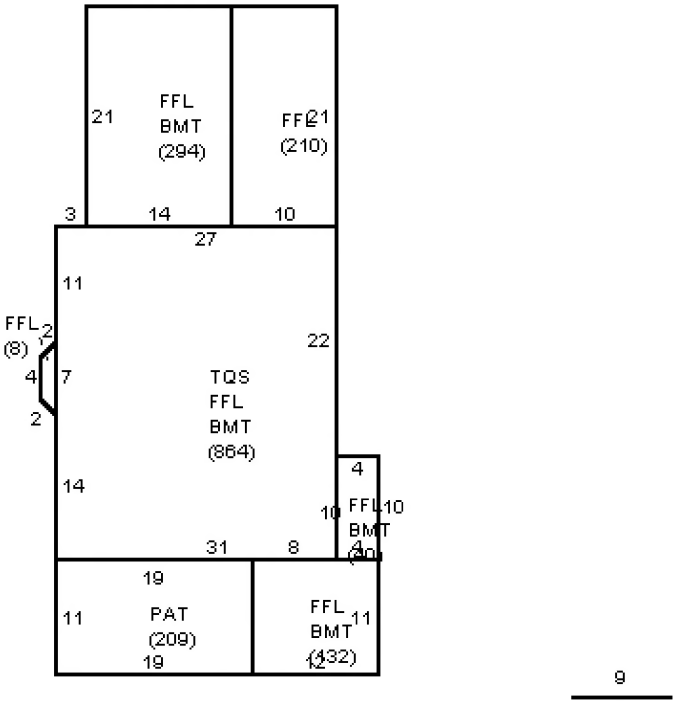
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	149.21
Special Features:	0	Val/Su Net:	114.22
Final Total:	426600	Val/Su SzAd	194.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,548	149.210	230,972
BMT	Basement	1,330	56.400	75,012
TQS	3/4 Story	648	149.210	96,686
PAT	Patio	209	4.110	860

Net Sketched Area:	3,735			Total:	403,530
Size Ad	2196	Gross Area	3951	FinArea	2728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 073.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X17	A	AV	1960	4.46	T	40.8	101			400			400

More: N	Total Yard Items:	400	Total Special Featues:		Total: 400